

Unit 604 - Point of Americas 1

604 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10530476
Status:	Active
Size:	1,109 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Deeded Parking
View:	
List Price:	\$665,000
List PPSF:	\$600
Valuated Price:	\$566,000
Valuated PPSF:	\$543

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	276
Number of active listings for rent:	3
Number of active listings for sale:	21
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

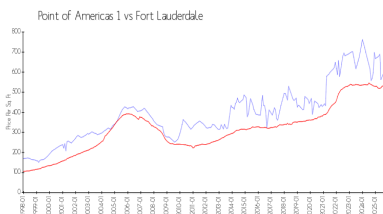
Point of Americas 1 apartments
(954) 523-9333

<https://>

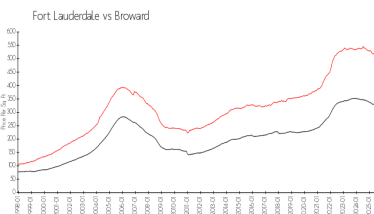
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502	1,879 sq ft	Oct 2025	\$930,000	\$495
1610	1,109 sq ft	Jun 2025	\$525,000	\$473
1703	1,500 sq ft	May 2025	\$840,000	\$560
2102	1,879 sq ft	May 2025	\$1,455,000	\$774
704	1,109 sq ft	Apr 2025	\$725,000	\$654
610	1,109 sq ft	Apr 2025	\$525,000	\$473

Market Information



Point of Americas 1: \$628/sq. ft.
Fort Lauderdale: \$535/sq. ft.

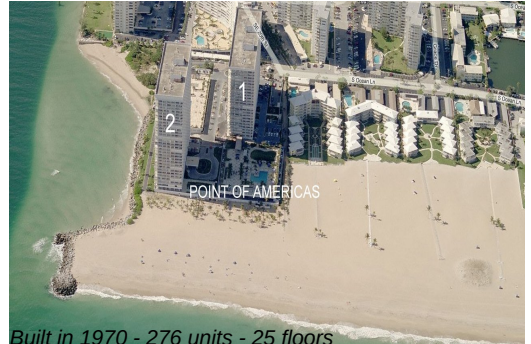


Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Point of Americas 1	8%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Point of Americas 1	82 days
Fort Lauderdale	100 days
Broward	88 days